

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS MEETING

**Wednesday, September 14, 2011, at 7:00 p.m.
Concord Town Hall**

1. Conditional Use Permit #38: Ms. Christine Phillips for Verizon Wireless proposes to replace three (3) existing antennas with three (3) new antennas on an existing cell tower located at 7928 Morley Rd. (R-1 Residential District). Wireless telecommunication facilities are permitted as a conditional use in the R-1 District, when in compliance with the applicable conditional use requirements set forth in Section 13.19 C of the Concord Township Zoning Resolution.
2. Appeal #0811-1000: Mr. Joey A. Walker proposes to construct a single-family dwelling at 8180 Rainbow Dr. (R-1 Residential District) to be located 33 ft. from the side property line in lieu of the 50 ft. setback requirement for corner lots, as set forth in Section 6.11 A of the Concord Township Zoning Resolution.
3. Appeal #0811-1001: Mr. John Wiertel of 11525 Girdled Rd. (R-1 Residential District) proposes to construct a garage and house addition totaling 1,764 sq. ft., which exceeds the 10% maximum expansion allowed for a non-conforming structure, as set forth in Section 7.05 of the Concord Township Zoning Resolution. The existing dwelling is setback approximately 52 feet from the center of the road right-of-way.
4. Appeal #0811-1002: Mr. Dan Muzic, contractor for Mr. Ron Cimaglio of 6939 Chairmans Ct. (R-1 Residential District), proposes to construct a three season room on the rear of the home to be located 26 ft. 8 in. from the rear property line in lieu of the 40 ft. rear setback requirement, as set forth in Section 15.07A of the Concord Township Zoning Resolution.
5. Review of Findings of Fact for Appeal #0611-0995 with Mike Lucas, Concord Township Legal Advisor.
6. Approval of minutes of the August 10, 2011 meeting.